

083.0

0007

0032.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

758,000 / 758,000

USE VALUE:

758,000 / 758,000

ASSESSED:

758,000 / 758,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		OAKLEDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARCUS HANNAH
Owner 2:	MACLEOD MORGAN
Owner 3:	

Street 1: 11 OAKLEDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: UTSUZAWA SHIN -

Owner 2: UTSUZAWA NORIKO -

Street 1: 11 OAKLEDGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,578 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1750 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9578		Sq. Ft.	Site		0	70.	0.74	6									495,141						495,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		9578.000	262,900		495,100	758,000				
Total Card		0.220	262,900		495,100	758,000	Entered Lot Size			
Total Parcel		0.220	262,900		495,100	758,000	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	433.14	/Parcel: 433.1	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
083.0-0007-0032.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	263,400	0	9,578.	495,100	758,500	758,500
2019	101	FV	207,000	0	9,578.	488,100	695,100	695,100
2018	101	FV	232,900	0	9,578.	374,900	607,800	607,800
2017	101	FV	232,900	0	9,578.	353,700	586,600	586,600
2016	101	FV	232,900	0	9,578.	325,400	558,300	558,300
2015	101	FV	220,200	0	9,578.	304,200	524,400	524,400
2014	101	FV	220,200	0	9,578.	280,100	500,300	500,300
2013	101	FV	220,200	0	9,578.	280,100	500,300	500,300

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UTSUZAWA SHIN,		75633-53	1	9/16/2020		937,000	No	No		
HARTWELL LESLIE		70321-26		12/1/2017		655,000	No	No		
		19889-147		6/1/1989		186,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	679	Manual	6,228					
8/31/2010	1067	New Wind	24,230				REPL 10 WINDOWS	

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
2/5/2018	SQ Returned	MM	Mary M
4/29/2009	Measured	372	PATRIOT
4/7/2000	Inspected	263	PATRIOT
1/12/2000	Measured	163	PATRIOT
8/2/1993		MF	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 2	Rating: Average			WIP CHK COND.											
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average														
Color: GREEN				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1931	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G12	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD	Phys Cond: AV - Average			31.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster	Functional:				%	Interior:	1	8	4										
Sec Int Wall:	Economic:				%	Additions:													
Partition: N - Typical	Special:				%	Kitchen:													
Prim Floors: 3 - Hardwood	Override:				%	Baths:													
Sec Floors:				Total:	31	%	Plumbing:												
Bsmnt Flr: 12 - Concrete						Electric:													
Subfloor:						Heating:													
Bsmnt Gar: 1						General:													
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100				% AC:															
Solar HW: NO				Central Vac: NO															
% Com Wall				% Sprinkled:															
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:		
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.0-0007-0032.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X10	A	AV	2004	0.00	T	12	101							
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc			